



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

PRJ2018-000053

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Amended Exhibit Map RPPL2021009478 (For TR53933)

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

Can Shelter, Inc./Safavi Family Trust (Bahram Safavi)

**MAP/EXHIBIT
DATE:**

9/14/2021

**SCM REPORT
DATE:**

10/14/2021

SCM DATE:

10/21/2021

PROJECT OVERVIEW

Proposal to install a 45 foot Soil Nail Wall ("SNW") in lieu of a previously proposed 1:1 slope cut for approved Tract Map No. TR53933.

MAP STAGE

Tentative: ☐

Revised: ☐

Amendment: ☐

Amended : ☒
Exhibit "A"

Modification to : ☐
Recorded Map

Other: ☐

MAP STATUS

Initial: ☐

1st Revision: ☒

2nd Revision: ☐

Revision (requires a fee): ☐

LOCATION

Old Road 1000-ft south of Parker Road

ACCESS

Old Road

ASSESSORS PARCEL NUMBER(S)

2865-012-022, -005, -014, 015

SITE AREA

47.25 acres

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

PLANNING AREA

Santa Clarita Valley

SUP DISTRICT

5th

LAND USE DESIGNATION

H5 (Residential 5)

ZONE

RPD-5,000-1.9U
(RESIDENTIAL PLANNED
DEVELOPMENT – 5,000
SQFT MINIMUM
REQUIRED LOT AREA –
1.9 DWELLING UNITS PER
ACRE)

M-1-DP (LIGHT
INDUSTRIAL-
DEVELOPMENT
PROGRAM) ON 5.21
ACRES

CSD

Castaic Area CSD

PROPOSED UNITS

(DU)

70

MAX DENSITY/UNITS

(DU)

70

GRADING

(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)

Total: 1,304,000

652,000 cut 652,000 fill

Balanced onsite

ENVIRONMENTAL DETERMINATION (CEQA)

Pending

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Peter Chou (213) 974-6433 pchou@planning.lacounty.gov
Public Works	Hold	Phoenix Khoury (626) 458-4921 pkhoury@dpw.lacounty.gov
Fire	Cleared	Joseph Youman (323) 890-4243 joseph.youman@fire.lacounty.gov
Parks & Recreation	Cleared	Loretta Quach (626) 588-5305 lquach@parks.lacounty.gov
Public Health	Cleared	Shayne Lamont (626) 430-5381 slamont@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Reschedule for Subdivision Committee Meeting: ☒
Reschedule for Subdivision Committee Reports Only: ☐

PREVIOUS CASES

TR53933

REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the amended exhibit map. Please read below for further details.

Environmental Determination:

Cleared ☐ Hold ☒

1. Provide written analysis with substantial evidence that the SNW will have less than significant impact to the environment. The project's EIR did not analyze the impact of the SNW and the widening of the road. The analysis should not be an analysis of the intended 1:1 slope cut and the SNW, impact to what was analyzed in the original EIR. If substantial evidence is not provided, a subsequent, supplemental, or addendum to the EIR may be required.

Exhibit Map/Exhibit "A":

Cleared ☐ Hold ☒

2. Provide detailed cross section of the SNW. Provide height and material.

RESUBMITTAL INSTRUCTIONS

- A completed and signed Subdivision application,
- A signed and dated cover letter describing all changes made to the map,
- A digital (PDF) copy of Tract/Parcel Map and Exhibit Map/Exhibit "A,"
- Other materials requested by the case planner.
- Upload digital copies of applicable materials to eReviews via [CSS online portal](#).
- Revision fee payment (for the 3rd revision and thereafter).

NOTE: An appointment is required for resubmittal. You must email the Subdivisions Section at subdivisions@planning.lacounty.gov to schedule the appointment.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. An approved updated hydrology report is required. Please see attached Hydrology review sheet (comment Nos. 1 and 2) for requirements. The hydrology report shall be submitted directly to Public Works via EpicLA. A review fee is required.
2. An approved updated geotechnical report is required. Please see attached Geologic and Soils Engineering review sheet (comment Nos. 1-15) for requirements. The engineering geologic/geotechnical report shall be submitted directly to Public Works via EpicLA and a review fee is also required.
3. Please see attached Road review sheet (comment No. 1) for requirements.
4. Revisions to the amended exhibit map is required to show the following additional items:
 - a. Provide a signature of the Civil Engineer on file.
 - b. Please see attached Grading review sheet (comment No. 1) for requirements.
 - c. Please see attached Sewer review sheet (comment No. 1) for requirements.



**PUBLIC WORKS LOS ANGELES COUNTY
CITY ENGINEER/SUPERINTENDENT OF STREET
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT**

TRACT MAP NO. 53933

EXHIBIT MAP DATED 09/14/2021

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage/grading, submit a revised hydrology report to EPIC-LA as a "Hydrology Study" plan case, showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. The Hydrology study approved on 10/02/2008 needs to be revised to address debris flow behind the proposed Soil Nail Wall to the satisfaction of Public Works.
2. All previous conditions of approval are applicable.

By M.D. Esfandi Date 10/07/2021 Phone (626) 458-7130
David Esfandi

Tentative Tract Map	<u>53933</u>	Tentative Map Dated	<u>9/14/21 (Amend. Exh.)</u>	Parent Tract	<u></u>
Grading By Subdivider?	<u>[Y] (Y or N)</u>	Location	<u>Castaic</u>		
Geologist	<u>The J. Byer Group, Inc.</u>	Subdivider	<u>Can Shelter, Inc./Safavi Family Trust</u>		
Soils Engineer	<u>The J. Byer Group, Inc.</u>	Engineer/Arch.	<u>SR Consultants West, Inc.</u>		

Review of:

Geologic Report(s) Dated: _____
Soils Engineering Report(s) Dated: _____
Geotechnical Report(s) Dated: 3/24/20, 8/4/08, 11/4/05, 8/29/05
References: DRS Engineering: 8/29/19

TENTATIVE MAP FEASIBILITY IS NOT RECOMMENDED FOR APPROVAL. PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

1. Submit an updated geotechnical consultant report that addresses and evaluates current site conditions and the most recent plans, to verify the validity and applicability of the original soils report. Digital reports shall include an electronically generated representation of the licensee's seal, signature, and date of signing.
2. The consultant shall provide additional subsurface exploration and geologic mapping in the area of the proposed soil nail slope stabilization to substantiate geometry and geologic conditions relative to site stability.
3. Provide a geotechnical map that complies with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The geotechnical map shall be based on the Tentative Map.
4. Provide an adequate number of cross-sections depicting geologic conditions to support the stability analyses.
5. Provide subsurface exploration in order to justify the materials descriptions depicted on the Critical Section and the Average Section in the DRS concept design report. The models utilized in the slope stability analyses must be based on geologic cross-sections.
6. Provide subsurface data along the proposed soil nail wall alignment to determine whether groundwater seepage may impact design. Provide revised analyses and recommendations as necessary.
7. Provide a recommendation for the ultimate bond strength between grout and bedrock based on site-specific data. In the report, the geotechnical consultant simply references the design value used by DRS Consultant but provides no discussion as to whether this value is appropriate. Consider that this value barely exceeds the maximum ultimate bond strength referenced in the FHWA Soil Nail Manual.
8. Provide site-specific test data to substantiate the shear strength values used in stability analyses. Provide all stress-strain curves for the tests. If different geologic conditions are expected along the alignment, then the analyses must consider these differences and the appropriate shear strength shall be used. Discuss whether direct shear testing is the most appropriate test method of characterizing shear strengths of the geologic materials along this alignment. Provide revised stability analyses and recommendations.
9. Provide stability analyses for the temporary condition during soil nail construction for each row of nail installed. The critical slip surface for each sequence must be evaluated. If the critical slip surfaces are relatively shallow, then appropriate shear strengths shall be used for those conditions.
10. Provide surficial stability analyses of the proposed 1.5:1 (H:V) backslope. Appropriate site-specific shear strengths shall be used.
11. Provide seismic design parameters as required per FHWA Soil Nail Design Manual.
12. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. The chemical tests must be in accordance with California Test Methods, Department of Transportation, or equivalent (aqueous solution tests, such as EPA Tests or similar methods are not acceptable for determination of resistivity). Resistivity tests must be performed on soils in a saturated condition. Recommend mitigation as necessary.
13. Show the following on the geotechnical map:
 - a. Existing and proposed grades.

**County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET (continued)**

Sheet 2 of 2

Tentative Tract / Parcel Map 53933

Remarks (continued):

- b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - c. Location of "Restricted Use Areas", if applicable.
14. The geotechnical consultant(s) must sign, stamp, and indicate the date of signature on all reports and addenda.
15. Please submit documents in response to this review using the EPIC-LA system at the following URL:
<https://epicla.lacounty.gov/SelfService/#/home>.

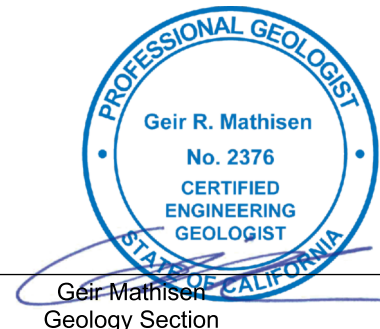
NOTE: Provide a copy of this review sheet with your resubmittal

NOTE TO THE PLAN CHECKER:

DESIGN DIVISION MUST REVIEW THE SOIL NAIL WALL DESIGN AND ANALYSES FROM A CIVIL AND STRUCTURAL PERSPECTIVE.

Prepared by


William Man
Soils Section



Geir Mathisen
Geology Section

Date 10/06/21

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepub\Development Review\Combined Reviews\Tracts and Parcels\53933, Castaic, 2021-10-06, TM-1 NA.docx

TENTATIVE MAP DATED 09-14-2021
EXHIBIT MAP DATED 09-14-2021

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised amended tentative map and exhibit map is required to show the following additional items:
 - a. Distance from toe of proposed wall to line of right of way.
 - b. How to handle debris flow captured or conveyed by the proposed wall. Provide the volume and flow rate of the debris flow and proper facility to handle such as basin and access road. Hydrology study is required and must be approved by the Drainage Section of the Land Development Division.

Name Nazem Said Date 10/4/2021 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Grading\Plan Checking\Tentative Maps\Tentative Map Denial.doc

TENTATIVE MAP DATED 09-14-2021
EXHIBIT MAP DATED 09-14-2021

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. The proposed Soil Nail Wall Concept is currently under consideration by GMED and Design Division. The concept needs to be approved by these Divisions before it can be deemed acceptable.:



Name Sam Richards

Date 10/12/2021

Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Plan Checking\Tentative Maps\RPPL2021009478\Division Comments\RD\RPPL2021009478 VTTM 53933
AMMENDED EXHIBIT MAP 09142021 RD DENIAL LETTER.doc

It is recommended that this amended exhibit map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

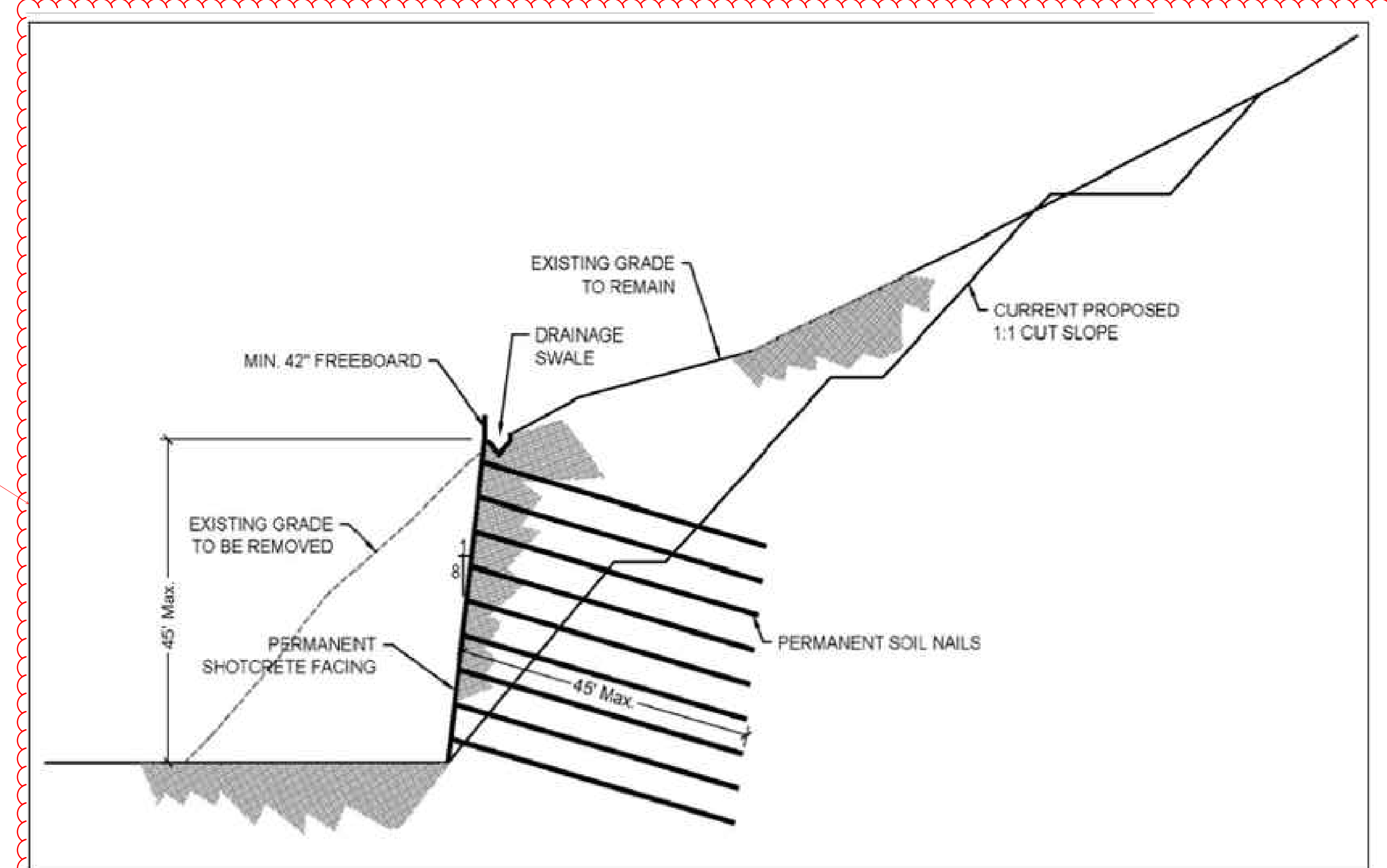
1. A revised amended exhibit map is required to show the following items:
 - a. Call out location of existing sewer main lines to serve the proposed development with the PC or CI number.
 - b. Show how the proposed development is to be served by proposed on-site public sewer.

Prepared by ^{IN}Imelda Ng
Tr53933sa-new.doc

Phone (626) 458-4921

Date 09-24-2021

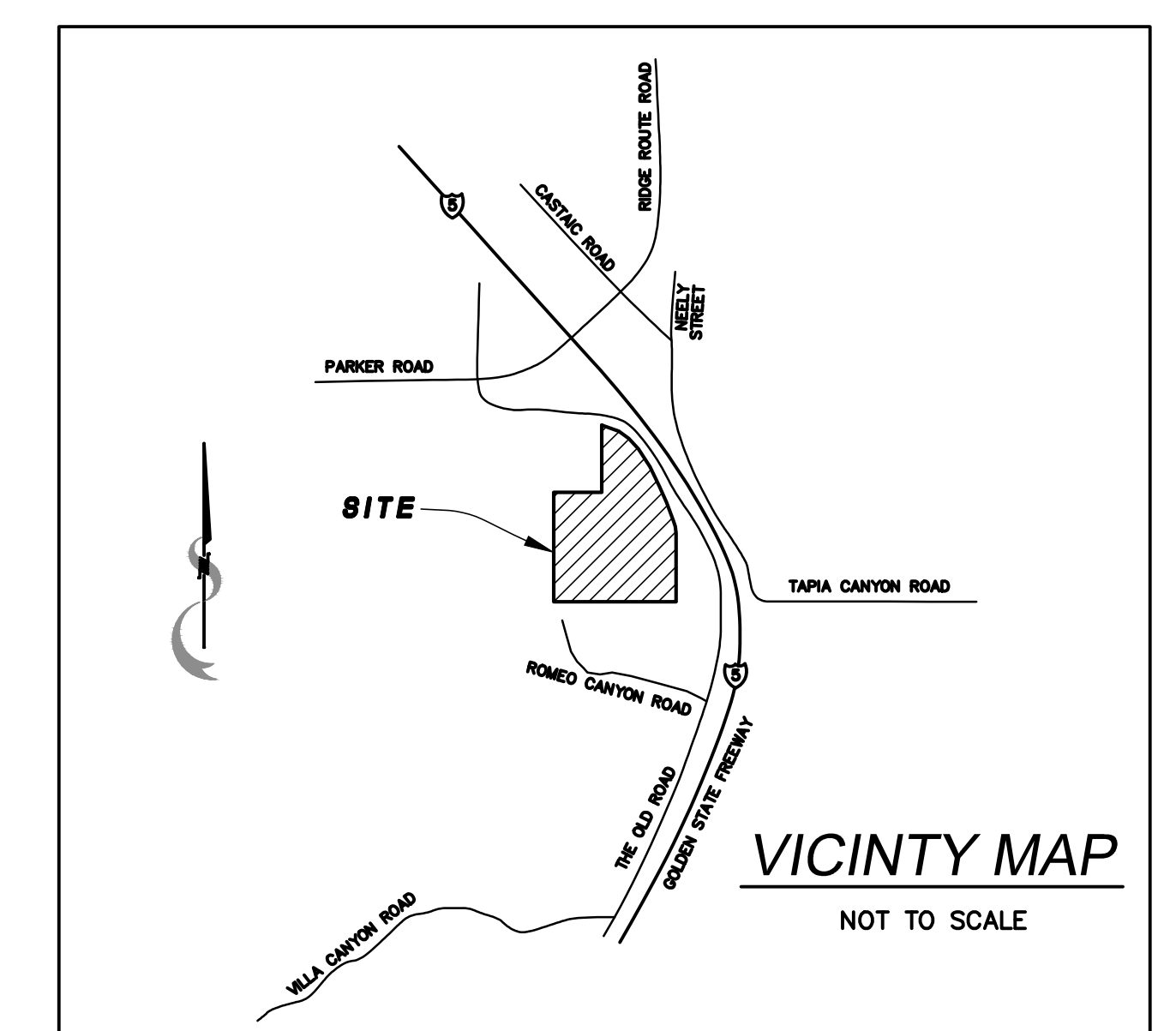
THIS CONCEPT HAS NOT
BEEN APPROVED BY GMED
AND DESIGN DIVISION



N.T.S.

1. SOIL NAIL WALL UP TO 45 FEET IN HEIGHT PROPOSED TO REPLACE 1:1 SLOPE CUT ROUGHLY 160 FEET IN HEIGHT (SEE DETAIL A ABOVE).
2. PROPOSED GRADING:
RAW CUT: 652,000 CUBIC YARDS ONSITE (640,000 + 12,000 SOIL NAIL WALL)
RAW FILL: 652,000 CUBIC YARDS ONSITE (640,000 + 12,000 SOIL NAIL WALL)
3. SOME ONSITE PADS AND STREETS ELEVATIONS ARE SUBJECT TO MINOR ADJUSTMENT TO ACCOMMODATE SOIL NAIL WALL CUT VOLUME.

TOTAL PROJECT AREA	47.25 ACRES	
LESS: LOT 79 PUBLIC FACILITIES	0.48 ACRES	
LESS: COMMERCIAL LOT AREA	5.21 ACRES	
LESS: COMMERCIAL STREET (66' R.O.W.)	1.30 ACRES	
RESIDENTIAL PROJECT AREA	40.26 ACRES	
OPEN SPACE ANALYSIS TABLE		
OPEN SPACE CATEGORY	AREA ACRES	PERCENT OPEN SPACE
DEDICATED UNDISTURBED OPEN SPACE	15.32	38.05%
RESTRICTED USE UNDISTURBED AREA OPEN SPACE	0.76	1.89%
MANUFACTURED SLOPE	11.48	28.51%
BUILDING PAD AREA	6.12	15.20%
6' WIDE PARKWAY	0.70	1.74%
TOTAL OPEN SPACE AREA	34.38	85.39%
NON-OPEN SPACE AREA	5.88	14.61%
TOTAL RESIDENTIAL PROJECT AREA	40.26	100.00%



AMENDED EXHIBIT MAP
TENTATIVE TRACT MAP NUMBER 53933
LOCATED IN THE UNINCORPORATED TERRITORY OF THE COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA
JULY 26th, 2021

FILE K:\CIVIL\928-001 TR 53933-Safawi\vest-tent\EXHIBIT A SHT 1.dwg

NO.	REVISION DESCRIPTION	DATE
1	REPLACING FRONTAGE 1:1 SLOPE CUT WITH SOIL NAIL WALL	07-26-21

VESTING TENTATIVE TRACT NO. 53933 REVISED EXHIBIT "A"
CASTAIC, LOS ANGELES COUNTY, CALIFORNIA
SB CONSULTANTS WEST INC

25322 RYE CANYON RD, #201, SANTA CLARITA, CA 913
Phone : (661) 257-6570, Fax : (661) 257-6577

DESIGNED:	JS
DRAWN:	JS
CHECKED:	HH
SUPERVISED:	RD
PROJ. ENGINEER:	HH
DATE:	07-26-2021
SCALE:	1"=80'
JOB NUMBER:	928-001



MASSAN HARIRCHI


DATE _____

SHEET NO. _____

1

OF 1 SHEETS

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

 Prepared by Phoenix Khoury
TR53933L AEXA new RPPL2021009478.docx
https://planning.lacounty.gov/case/view/tr_53933

Phone (626) 458-4921

Date 10-13-2021


The following report consisting of ____ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory Agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

6. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
9. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
10. Place standard residential planned development/commercial planned development notes on the final map to the satisfaction of Public Works.
11. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
12. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
13. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
14. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
15. The first unit of this subdivision shall be filed as Tract No. 53933-01, the second unit, Tract No. 53933-02, and so forth (or a modified unit map recording sequence approved by Public Works) and the last unit, Tract No. 53933.
16. Show open space lots on the final map and dedicate residential construction rights over the open space lots.

17. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk’s Office.
18. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
19. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk’s Office.
20. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.


Prepared by Phoenix Khoury
TR53933L AEXA new RPPL2021009478.docx
https://planning.lacounty.gov/case/view/tr_53933

Phone (626) 458-4921

Date 10-13-2021

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 053933

Page 1/1

AMENDED EXHIBIT A DATED 09-14-2021

We have no comments on the Amended Exhibit "A". Comply with all previously approved conditions (attached) for tract 53933 to the satisfaction of Public Works.



Prepared by Sam Richards
TR53933w-amend

Phone (626) 458-4129

Date 10-12-2021

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 53933 (Rev)

Page 1/1

TENTATIVE MAP DATED 03-31-2009
EXHIBITED MAP DATED 03-31-2009

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots/buildings in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot/building.
3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

+/w
Prepared by Lana Radle
tr53933w-rev2.doc

Phone (626) 458-4921

Date 05-05-2009



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4293, Fax (323) 890-9783

EPIC-LA NUMBER: RPPL2021009478

PROJECT NUMBER: TR 53933 (Lake View Estates)

CITY/COMMUNITY: Castaic

STATUS: Cleared

PROJECT ADDRESS:

DATE: 10/05/2021

CONDITIONS

1. The Land Development Unit has no additional requirements for this project other than to contact the Fuel Modification Unit to confirm that the change will not conflict with the Fuel Modification Plan. For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # **53933**
Park Planning Area # **35B**

DRP Map Date: **09/16/2021**
CSD: **CASTAIC AREA CSD**

SCM Date: **10/21/2021**

Report Date: **10/06/2021**
Map Type: **Amended Exhibit Map**

Total Units **70** = Proposed Units **70** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	0.74
IN-LIEU FEES:	\$125,735

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

The payment of \$125,735 in lieu fees.

Trails:

No Trails

Comments:

The map was approved August 4, 2010 with an in-lieu fee of \$125,735. The Amended Exhibit does not affect the number of proposed units.

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Clement Lau at (626) 588-5301 or Loretta Quach at (626) 588-5305
Department of Parks and Recreation, 1000 S. Fremont Avenue, Unit #40. Building A-9 West, 3rd Floor. Alhambra,
California 91803.

By:

Clement Lau, Departmental Facilities Planner II



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # **53933**
Park Planning Area # **35B**

DRP Map Date: **09/16/2021**
CSD: **CASTAIC AREA CSD**

SCM Date: **10/21/2021**

Report Date: **10/06/2021**
Map Type: **Amended Exhibit Map**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P) \text{ people} \times (0.0030) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census
Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
U = Total approved number of Dwelling Units.
X = Local park space obligation expressed in terms of acres.
RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **70** = Proposed Units **70** + Exempt Units **0**

Park Planning Area = **35B**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.54	0.0030	70	0.74
M.F. < 5 Units	2.13	0.0030	0	0.00
M.F. >= 5 Units	2.49	0.0030	0	0.00
Mobile Units	2.66	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			70	0.74

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	0.74	\$226,111	\$125,735

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
0		0.00	100.00%	0.00
Total Provided Acre Credit:				0.00

Acre Obligation		Net Obligation	RLV / Acre	In-Lieu Fee Due
0.74	0.00	0.74	\$226,111	\$125,735



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380**

September 22, 2021

**CASE: RPPL20210007
PROJECT: Amended Exhibit Map
PLANNER: Chou, Peter
LOCATION: 2865-012-002, 005, 014, and 015**

The Department of Public Health-Environmental Health Division has reviewed this project to utilize a soil nail wall in lieu of a one-to-one cut slope to facilitate buildout of The Old Road at the above Assessor Parcel Numbers.

Public Health has no comments concerning the above project.

Please contact Shayne LaMont, Land Use Program for any questions regarding this report: slamont@ph.lacounty.gov.